This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 317
Brentwood, Tennessee 37027

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This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Bill Garrett Davidson County
Batch# 52086 DEEDQC
01/29/2018 08:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180129-0008674

New Owner:	**Send Tax Bill:**	**Map/Parcel**
AUSTIN RAY ASHLEY D. RAY 2110 B Eastwood Avenue Nashville, TN 37212	SAME	105 13 OR 002.00

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][4]).

AFFIANT

Sworn before me this 29 day of January, 2018.

Notary Public

My Commission Expires: Dec 19, 2019

JENNIFER L. PECK
STATE OF TENNESSEE
NOTARY PUBLIC

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, we, AUSTIN RAY and ASHLEY D. RAY, TRUSTEES of the RAY REVOCABLE LIVING TRUST, dated March 9, 2017, hereinafter called Grantors, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described hereinbelow, to AUSTIN RAY and ASHLEY D. RAY, husband and wife, as tenants by the entireties:

BEING all of Unit B, as shown on the Plan of 2110 Eastwood Avenue Townhomes, a Horizontal Property Regime, filed as Exhibit C and established by the Declaration of Covenants, Conditions, and Restrictions appearing of record in Instrument No. 20130726-0077654, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, references to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligation of the declarant and the unit owners, and the By-Laws of the Association of owners.

Being the same property conveyed to AUSTIN RAY and ASHLEY D. RAY, TRUSTEES of the NELSON REVOCABLE LIVING TRUST, dated March 9, 2017, by Warranty Deed of record from AUSTIN RAY and wife, ASHLEY DRINNON RAY, who is one and the same as ASHLEY D. RAY, in Instrument No. 20170316-0025632, Register's Office for Davidson County, Tennessee, as amended by Scrivener's Affidavit in Instrument No. 20170505-0045046, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

This is improved property known as 2110 B Eastwood Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[*Signatures Appear on Following Page.*]

WITNESS OUR HAND this 27 day of January, 2018.

RAY REVOCABLE LIVING TRUST, dated March 9, 2017

By: _____
AUSTIN RAY, Trustee

_____
ASHLEY D. RAY, Trustee

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AUSTIN RAY and ASHLEY D. RAY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of January, 2018.

_____
NOTARY PUBLIC
My Commission Expires: Dec 27, 2019

JENNIFER L. PECK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

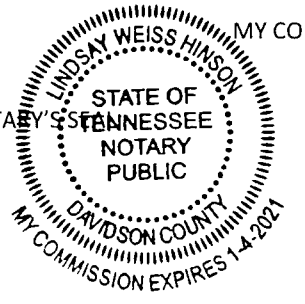
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).